

HOUSING AUTHORITY of the CITY OF NEWARK

FAMILY INCOMES AND RENTS

OF TENANTS OF
LOW-RENT PUBLIC HOUSING PROJECTS
IN NEWARK, N. J.



WITHDRAWN

BASEMENT

HOUSING AUTHORITY OF THE CITY OF NEWARK
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A REPORT ON THE
ANNUAL RE-EXAMINATIONS
OF TENANT ELIGIBILITY
FOR CONTINUED OCCUPANCY

JANUARY 31, 1945

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Growing interest in the present low-rent public housing developments in Newark and the proposed post-war program prepared by the Housing Authority has brought from the public an increasing number of requests for information about the operations of public housing. Many of these requests are for information about the incomes of tenants, at present and in pre-war times; the relationship between family incomes and family-size and between family incomes and the number of gainfully-employed workers; and the rent-paying ability of present and future tenants. The tables presented below attempt to answer some of these questions.

It will be noted that despite the fact that Newark has been an area of critical labor shortage since war was declared and the city has been living under a "full employment" economy, 56 per cent of all the families now living in the low-rent public housing projects would still be classed as eligible low-income families at this time because their incomes are below the limits for continued occupancy established by the local Housing Authority.

These limits, established for the duration, are \$1,800 a year (\$34.62 a week) for 2 person families; \$2,000 a year (\$38.46 a week) for three and four-person families, and \$2,200 a year (\$42.31 a week) for a family of five or more persons. The average limit for all families now residing in the projects is \$2,019 a year (\$38.83 a week). While these income limits are now higher than normal in public housing, they are not so high as to lift these families out of the lowest income third of the population, under present conditions, and they are not high enough to cause private enterprise to build dwellings these families can afford to own or rent. Even before the war private enterprise was not able, profitably, to provide for families with incomes as low as these.

The average family income of tenants in our projects for the year 1943-1944, as verified by statements from employers, the State Unemployment Compensation Commission, the Federal Social Security Board and other sources was \$2,074. The average family income for the year 1944-1945, as estimated by the Housing Authority will be \$2,087. The estimated median family income for 1944-1945 will be \$2,000, while the median of the middle 80 per cent of the families (not counting the lowest 10 per cent -- those below \$900 -- or the highest 10 per cent -- those above \$3,380) will be \$2,010.

Mr. Douglas Whitlock, president of the Producers' Council, Inc. a national organization of manufacturers of building materials and equipment, on February 6, 1946, on behalf of his organization made this statement to the Sub-Committee on Housing of the Senate Special Committee on Post-War Economic Policy and Planning:

"Therefore, a necessary preliminary step is to determine how many needy families there will be during, say, the first five years after the war. If we are to have an economy of virtually full employment, the number of families needing housing assistance obviously will be considerably less than at times in the past. There will be some families unable to provide decent housing for themselves because there is no family member physically able to work. There also will be some families whose incomes are too low to enable them to house themselves properly, even though the head of the family is employed. But, surely, in an economy of maximum employment and high wage rates, the total number of needy families will be relatively small."

The facts presented in these tables were gathered before the Senate hearings began. No attempt has been made to slant them to support any arguments as to how much or how little low-rent housing must be provided after the war.

It should be pointed out, however, for the benefit of those who do not know the labor situation in the Newark area that the forty-eight hour week prevails in practically all business and industry, and until recently very many of the war plants were working three shifts and seven days a week. The 48 hour week alone means a 30 per cent increase in income, over the 40 hour week.

Mr. Whitlock's statement suggests some questions:

"Will the "high wage rates" which Mr. Whitlock talks of make up the loss of over-time?

"Will "high wage rates" be attained without increase in prices?

"Will not the removal of controls of wages and prices still leave us with a low-income third needing assistance in obtaining decent housing?

Assuming that the number of families needing housing assistance will be "considerably less than at times in the past" will not that number still be considerably greater than have received such assistance "at times in the past"? (For example: In Newark in 1940 more than 30,000 low-income families were living in substandard homes. Public housing was built for 2,435 families. Suppose "full employment" and "high wage rates" cut the number of low-income families to 15,000. To accommodate this number, a public housing program six times as great as the program of the past must be undertaken.)

Turning to the 44 per cent of the families that are ineligible because their incomes are above the limits established by the local housing authority, there are a number of reasons which lead us to believe that this high percentage of ineligibles will shrink the moment there is a let down in war contracts.

Some of these reasons are:

(a) Most of the workers in these ineligible families are in war-plants working 48 hours a week. Ending of over-time will mean a 30 per cent cut in wages.

(b) Higher rates for night work and incentive or production bonuses will stop as soon as the war pressure is reduced.

(c) Many secondary wage-earners will return to school, or to homemaking.

(d) Many families will lose one or more secondary wage-earners when sons or daughters leave to establish homes of their own, postponed by the war. In some cases this will mean the breaking-up of one "high income" family into two or three low-income families.

(e) There is likely to be some unemployment regardless of the speed of reconversion.

(f) Many wage-earners, both principal and secondary, upgraded because of the manpower shortage, will revert to lower paying jobs.

(g) Negro families, of whom 60 per cent are ineligible at present incomes, will revert to lower incomes, not only for reasons given above, but because many of them are employed in purely war plants that will not be converted (arsenals and powder plants) and they will have to return to the lower-paying civilian jobs from which they came.

In table V is shown the percentage of "White families and of Negro families in each income bracket by the number of workers. The average annual income of families with no workers is \$920; that of families with one worker \$2,026; that of families with two workers \$3,269; that of families with three workers \$4,275 and of families with four workers \$5,913.

It will be noted that proportionately fewer Negro than White families among the tenants are in the lowest income brackets and that more Negro than White families are in the higher brackets. The chief reason for this unique situation is the higher proportion of Negro families having two or more gainfully employed workers. Another reason which may be adduced is the relatively greater permanence of the Negro families as tenants. As shown in Table VIII, 186 White and 22 Negro families of low-income moved into Low-Rent public housing projects in Newark in 1944. (As all apartments are designated as for White or Negro occupancy this means the same number of each color moved out.) This represented a turnover of 12.5 per cent of the 1333 White families and only 3.8 of the 572 Negro families.

The Negro families are more "permanent" than White families because fewer move out. Fewer move out because there are fewer places they can move to -- no matter how much their incomes may increase. On the other hand, White families have greater opportunities to buy or rent privately-owned housing, and as they achieve higher incomes, they try to take advantage of these opportunities. If there were more privately-owned dwellings available there would be a greater exodus at this time.

As families with higher incomes moved out of the public housing projects, they were replaced with families with lower incomes. As will be seen by the same table, the average income of families moving in, in 1944, was verified at \$1,360 for the preceding twelve months and estimated at \$1,346 for the succeeding twelve months. The replacement of high income tenants by low-income tenants, greater among White families than among Negro families, accounts for the higher percentage of White families in the lower income brackets and in the "no workers" column.

These tables and the examination of individual cases do much to kill the myth that "high" wages are being paid to all workers on the home front. Sometimes, applicants for apartments, particularly returning overseas veterans, talk of "these \$100 a week" war workers in the projects. The United States Employment Service reports that the average hourly rate for semi-skilled and unskilled workers in this area is $82\frac{1}{2}$ cents per hour. For a 40 hour week this represents a pay-check of \$33 a week.

A latter study presenting the facts regarding hourly wage rates and overtime will no doubt give us a clearer picture of what changes we may expect among the tenants of public housing.

HOUSING AUTHORITY OF THE CITY OF NEWARK

Department of Project Services

January 31, 1945

SUMMARY OF ANNUAL RE-EXAMINATIONS IN 1944 (Low Rent Projects)

	<u>All</u>	<u>NJ 2-1 BOYDEN</u>	<u>NJ 2-5 BAXTER</u>	<u>NJ 2-2 PENN.</u>	<u>NJ 2-6 CRANE</u>	<u>NJ 2-8 FULD</u>
Date of Re-exam.	--	1/1	1/1	4/1	6/30	7/1
Date of New Rents	--	4/1	4/1	7/1	10/1	10/1
No. of families re-exam.	1834	524	554	231	351	174
No. Persons	6958	1840	2207	841	1345	725
Avg. family size	3.79	3.51	3.98	3.64	3.83	4.16
Total No. of minors	3349	811	1013	434	644	427
Minors per family	1.83	1.55	1.9	1.88	1.86	2.45
Total No. of workers	1921	538	616	226	317	224
Workers per family	1.04	1.03	1.01	.98	.90	1.28
Avg. net income per family in past year	\$2,074	2,037	1,984	2,230	2,092	2,253
Avg. net income per family in coming year	(2,087	2,016	2,105	2,138	2,060	2,268
Avg. monthly rent before re-examination	\$31.90	30.98	31.16	32.85	32.71	34.36
Avg. monthly rent after re-examination	\$35.77	35.88	35.79	35.46	35.7	36.62
Bedrooms: (per family) before re-examination	1.84	1.80	1.93	1.72	1.82	1.98
after re-exam. (pending)	1.96	1.87	2.05	1.92	1.86	2.08
No. of persons per bedroom (average)	2.05	1.95	2.06	2.12	2.10	2.20
Avg. anticipated annual net income at time of admission	\$ 993.	1,042	928.	986.	1,040	965.
Avg. monthly rent at time of admission	\$22.56	24.71	20.05	22.22	24.43	21.37

TABLE I

HOUSING AUTHORITY OF THE CITY OF NEWARK

Department of Project Services

January 31, 1946

Family Size	-- Number of families --			-- Percentage distribution --		
	White	Negro	Both	White	Negro	Both
2 Persons	278	69	347	21.6	12.8	19.0
3 Persons	374	135	509	29.0	25.0	27.9
4 Persons	328	136	464	25.5	25.2	25.4
5 Persons	174	64	238	13.5	15.6	14.1
6 Persons	80	69	149	6.2	12.8	8.2
7 Persons	46	35	81	3.6	6.5	4.4
8 Persons	8	11	19	.6	2.1	1.0
	<u>1286</u>	<u>539</u>	<u>1827*</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>
Family by Number of workers	White	Negro	Both	White	Negro	Both
0 Workers	225	44	269	17.5	8.0	14.6
1 Worker	899	368	1267	70.0	66.2	68.8
2 Workers	139	120	259	10.7	21.6	14.1
3 Workers	21	22	43	1.6	4.1	2.3
4 Workers	2	1	3	.2	.2	.2
	<u>1286</u>	<u>555</u>	<u>1841*</u>	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>

* Tabulations were made at different times and some families included in one table were not included in the other. These discrepancies do not affect the percentages.

HOUSING AUTHORITY OF THE CITY OF NEW YORK

Department of Project Services

January 31, 1945

Number of Families in Each rent Grade by Size of Family

Rent	Persons						Total Families	
	2	3	4	5	6	7	8	No. %
\$19	89	39	27	4	5	1		165 9.0
22	34	50	12	9	4	1	1	111 6.1
25	41	39	39	8	7	2		136 7.4
28	12	18	14	7	5	1	2	59 3.2
32	16	25	10	9	3	2		65 3.6
33	11	4	5	7	7	1	1	36 2.0
34	11	14	6	3	3			37 2.0
35	6	15	14	10	4	1	1	51 2.8
36	7	12	9	6	3	4	1	42 2.3
37	67*	69*	23*	9	3	4	2	177 9.7
38	47*	55*	17*	4	5	1		130 7.1
* 39		7	12	7	6	2	1	35 1.9
40	1	6	12	7	5	2	2	35 1.9
41		4	13	7	4	1		29 1.6
42	3	84	113	74*	14	6	1	295 16.1
43	2	67	115	35*	9	1		230 12.6
44					4	2		6 .3
45			1	3	3	2		9 .5
46			1	3	2	2		8 .5
47		1	10	16	28	25	6	86 4.7
48			10	30	24	20	1	85 4.7
Total families $\frac{1}{2}$	347	609	464	255	149	81	19	1827 100.0
% 19.0		27.9	25.4	14.1	8.2	4.4	1.0	100.0 100.0
Ineligible fam.	89	219	271	105	61	51	7	803
Eligible fam.	258	290	193	153	88	30	12	1024
% Ineligible	25.6	43.	58.4	40.7	40.9	63.0	36.8	44.0
% Eligible	74.4	57.	41.6	59.3	59.1	37.0	63.2	56.0

* Line represents local income limits for families of 2 persons; 3 or 4 persons and 5 or more persons. All below this line are ineligible. In addition certain of the families in the 37 - 39 and the 42 - 43 grades are ineligible because their incomes are above the local limits but they have been placed in these rent grades under CBA rent ceilings.

The local income limits are 1800 for families of 2 persons; 2200 for families of 3 or 4 persons and 2200 for families of 5 or more. CBA approved rent ceilings, on three projects, are 37, 2 and 2 for three, four and five room apartments, respectively, and on the other two projects are 38, 3 and 4 for similar sized apartments.

TABLE III

HOUSING AUTHORITY OF THE CITY OF NEWARK

Department of Project Services

January 31, 1945

Number and distribution of families, by color, in each income bracket at estimated for 1944 - 1945, after annual re-examination, in 5 low-rent projects*

ANNUAL FAMILY INCOME	NUMBER OF FAMILIES BY COLOR, IN EACH INCOME BRACKET			PER CENT OF FAMILIES OF EACH COLOR IN EACH INCOME BRACKET		
	ALL	WHITE	NEGRO	ALL	WHITE	NEGRO
Less than \$1,000	225	190	35	12.2	14.6	6.3
\$1,000 - 1,499	268	206	63	14.6	15.9	11.3
1,500 - 1,799	227	159	68	12.3	12.4	12.3
1,800 - 1,899	107	72	35	5.8	5.6	6.3
1,900 - 1,999	93	66	27	5.1	5.1	4.9
Less than \$2,000	920	692	228	50.0	53.8	41.1
\$2,000 - 2,499	470	304	166	25.5	23.6	29.9
2,500 - 2,999	183	131	52	9.9	10.2	9.4
Less than \$3,000	1,573	1,127	446	85.4	87.6	80.4
\$3,000 - 3,499	111	72	39	6.1	5.6	7.6
3,500 - 3,999	70	35	35	3.8	2.7	6.3
4,000 - 4,499	44	26	19	2.4	1.9	3.4
4,500 - 4,999	22	14	8	1.2	1.2	1.4
5,000 - 5,499	11	6	5	.6	.5	.9
5,500 - 5,999	6	4	2	.3	.3	.4
6,000	4	3	1	.2	.2	.2
Above \$3,000	268	159	109	14.6	12.4	17.6
TOTALS	1,841	1,296	555	100.0	100.0	100.0

* Seth Boyden Court, NJ 2-1; Pennington Court, NJ 2-2; Baxter Terrace, NJ 2-3; Stephen Crane Village, NJ 2-5 and Felix Fuld Court, NJ 2-8.

HOUSING AUTHORITY OF THE CITY OF NEWARK
Department of Project Services
January 31, 1945

Relationship of family income to number of gainfully employed workers per family as disclosed by annual re-examinations in 1944 in f low-rent projects.

ANNUAL
FAMILY
INCOME

PER CENT DISTRIBUTION OF FAMILIES IN
EACH INCOME BRACKET BY NUMBER OF
WORKERS, BY COLOR

	No Workers		One Worker		Two Workers		Three Workers		Four Workers	
	W	N	W	N	W	N	W	N	W	N
Less than \$1,000	12.5	4.6	2.3	1.8	-	-	-	-	-	-
\$1,000 - 1,499	4.3	3.1	11.6	7.7	.1	.5	-	-	-	-
1,500 - 1,799	.4	.2	11.7	11.4	.3	.7	-	-	-	-
1,800 - 1,899	.1	-	5.1	5.9	.4	.4	-	-	-	-
1,900 - 1,999	.2	.2	4.5	4.3	.1	-	-	-	-	-
Less than \$2,000	17.5	8.0	35.1	31.1	1.2	2.0	-	-	-	-
\$2,000 - 2,499	-	-	22.6	26.8	1.0	2.9	-	.2	-	-
2,500 - 2,999	-	-	8.3	5.9	1.7	3.1	.2	.4	-	-
Less than \$3,000	17.5	8.0	66.4	63.6	3.9	8.0	.2	.6	-	-
\$3,000 - 3,499	-	-	2.6	1.6	2.9	5.0	.1	.4	-	-
3,500 - 3,999	-	-	.9	.4	1.3	5.0	.6	.9	-	-
4,000 - 4,499	-	-	.3	.4	1.3	2.3	.3	.7	-	-
4,500 - 4,999	-	-	.2	-	.9	.7	.1	.6	-	.2
5,000 - 5,499	-	-	-	-	.3	.5	.2	.4	-	-
5,500 - 5,999	-	-	-	-	.1	-	.1	.4	.1	-
6,000	-	-	-	-	-	-	.1	.2	.1	-
Average \$3,000	-	-	4.0	2.1	6.8	13.5	1.1	3.4	.2	.2
Number of families	225	44	899	378	123	170	21	22	2	1
Per cent of families by no. of workers	W, 17.5 N, -	- 8.0	70.0 -	- 66.2	10.7 -	- 21.5	1.6 -	- 4.1	.2 -	.1 .2
Average family income	\$920		\$2,025		\$3,269		,275		\$4,913	

TABLE V

HOUSING AUTHORITY OF THE CITY OF NEWARK

Department of Project Services

January 31, 1945

Comparison by project, of estimated 1944 - 1945 incomes of families in low-rent public housing projects by color.

Family Income	Per cent of <u>White</u> families in each project in each income bracket					Per cent of <u>Negro</u> families in each project in each income bracket		
	Boydton	Penn.	Baxter	Cross	Fuld	Penn.	Baxter	Fuld
Less than \$1,000	12.5	13.8	14.2	18.1	17.5	3.5	6.7	7.4
\$1,000 - 1,499	14.9	15.0	22.2	14.9	16.3	7.0	13.9	8.2
1,499 - 1,799	14.8	12.1	11.7	9.5	11.2	8.8	12.9	11.7
1,800 - 1,999	6.6	6.7	7.4	3.4	5.0	7.0	6.7	4.3
1,900 - 1,999	5.9	6.9	3.7	4.3	2.5	3.5	5.7	2.1
Less than \$2,000	54.1	43.7	59.2	50.2	52.5	29.8	49.9	28.7
\$2,000 - 2,499	23.8	25.3	24.1	23.0	20.0	36.8	28.7	31.9
2,500 - 2,999	10.5	6.3	4.3	12.6	17.5	14.0	8.4	10.7
Less than \$3,000	88.4	85.1	87.6	85.8	90.0	80.6	83.0	71.3
\$3,000 - 3,499	4.6	7.5	7.4	6.3	1.3	5.3	6.9	8.5
3,500 - 3,999	2.8	3.4	2.5	2.3	2.5	5.3	5.2	11.7
4,000 - 4,499	1.9	1.1	1.9	2.3	2.5	3.5	3.5	3.2
4,500 - 4,999	.6	1.7	-	1.6	1.3	3.5	1.2	2.1
5,000 - 5,499	.2	.6	.6	1.2	-	1.8	.2	2.1
5,500 - 5,999	.6	.6	-	.3	1.2	-	-	1.1
Above \$6,000	.2	-	-	-	1.2	-	-	-
Above \$7,000	11.1	14.9	12.4	14.2	10.0	19.4	17.0	28.7
Under \$2,500	77.9	78.8	83.3	73.2	72.5	66.6	74.6	60.6
Above \$2,500	22.1	21.2	16.7	26.8	27.5	33.4	25.4	39.4

TABLE VI

HOUSING AUTHORITY OF THE CITY OF NEWARK

Department of Project Services

January 31, 1945

Comparison of annual incomes of initial occupants, at time of admission 1940-1941, with annual incomes of present occupants as estimated for 1944-1945. Four low-rent projects, Seth Boyden Court, NJ 2-1; Pennington Court, NJ 2-2; Baxter Terrace, NJ 2-3 and Stephen Crane Village, NJ 2-6)

Income	Number of		Percentage distribution by income	
	Initial Occupants (families)	Present Occupants (families)	Initial Occupants (families)	Present Occupants (families)
Less than \$1,000	836	203	49.4	12.2
\$1,000 - 1,399	858	188	50.6	11.3
<u>Less than \$1,400</u>	<u>1,694</u>	<u>391</u>	<u>100.0</u>	<u>23.5</u>
\$1,400 - 1,499	--	64	--	3.8
\$1,500 - 1,999		396		23.7
<u>Less than \$2,000</u>		<u>851</u>		<u>51.0</u>
\$2,000 - 2,499		424		25.4
\$2,500 - 2,999		159		9.6
<u>Less than \$3,000</u>		<u>1,434</u>		<u>85.8</u>
\$3,000 - 3,499		102		6.1
\$3,500 - 3,999		57		3.4
\$4,000 - 4,499		39		2.4
\$4,500 - 4,999		18		1.1
\$5,000 - 5,499		11		.7
\$5,500 - 5,999		5		.3
\$6,000 -		2		.1
<u>Above \$3,000</u>		<u>234</u>		<u>14.1</u>
<u>TOTAL</u>	<u>1,694</u>	<u>1,698</u>	<u>100.0</u>	<u>100.0</u>

TABLE VII

Families Moving into Low-Rent Housing in 1944

	<u>No. of Apartments</u>	<u>New Tenants</u>	<u>%Turnover</u>
White	1333	166	12.6
Negro	572	22	3.8
Total	1905	188	9.9

Information about the 188 New Families *

	<u>Total</u>	<u>Avg. Per Family</u>
No. of Persons	592	3.2
Minors	249	1.3
Workers	99	.6
No. of bedrooms in proj. homes	249	1.3
Net Annual Income		
Past Year		\$1,360.00
Coming Year		1,346.00
Monthly Rent, including utilities		
In Housing Projects		27.96
Previously Paid		30.06

* Included are families of 27 veterans or men in service.

Previous Housing Conditions of the 188 New Families

<u>Condition</u>	<u>No.</u>	<u>%</u>
Overcrowded	88	46.8
Poor Repair	79	42.1
No. Running Water	19	10.1
No. Private Bath	60	31.9
No. Private inside flush Toilet	42	22.3
Heat Facilities Inadequate	89	47.3
Inadequate light or ventilation	57	30.3
Other	9	4.9
Total substandard factors	443	2.4 per family

Families in the low-rent projects paying ceiling rents *

OPA approved Rent Ceilings	Number of Families		
	White	Negro	All
3 Rooms	437	55	62
	36	103	--
	158	82	240
4 Rooms	42	86	166
	43	224	--
	310	156	476
5 Rooms	47	33	52
	48	85	--
	118	52	170
Number of families paying ceiling rents	586	300	886
Number of Families Re-examined	1286	555	1841
Per cent of families paying ceiling rents	45.6	54.1	48.1

* The ceiling rents are based on the finding of the Housing Authority, approved by the OPA, that these rents were the rents being paid in the area of the housing projects for similar dwelling units, privately owned, on the date of the rent freeze, March 1, 1942.

The ceilings in three of the projects are \$37 for 3 rooms; \$42 for 4 rooms and \$47 for 5 rooms. These projects are Pennington Court, NJ 2-2; Baxter Terrace, NJ 2-5 and Felix Wald Court NJ 2-8. In the other low rent projects such as Boyden Court, NJ 2-1 and Stephen Crane Village, NJ 2-6 the ceilings are \$1 higher in each size unit.

HOUSING AUTHORITY OF THE CITY OF NEWARK
Department of Project Services
January 31, 1945

Estimated and actual average family incomes and rents after annual re-examinations in all low-rent projects in Newark from initial occupancy to date.

Date	Project	Annual Average Family Income		Monthly Average Rent	
		As estimated on date given for succeeding 12 months	Actual for same 12 months as determined by next exam.	As set for next 12 months on estimated income	Actual for last month of 12 month period
<u>1940</u>					
May 1	Pennington Ct. NJ 2-2	\$ 935	\$1,089	\$21.10*	\$21.10*
Dec. 1	Stephen Crane NJ 2-6	1,022	1,078	24.36*	24.36*
<u>1941</u>					
June 1	Seth Boyden NJ 2-1	1,022	1,157	24.36*	24.36*
Aug. 1	Baxter Terr. NJ 2-5	925	1,215	20.05*	20.05*
Oct. 1	Pennington Ct. NJ 2-2	1,217	1,257	23.87	23.02
Nov. 1	Stephen Crane NJ 2-6	1,207	1,360	24.92	23.96
<u>1942</u>					
Jan. 1	Felix Fuld Ct. NJ 2-5	965	1,697	21.37	21.81
Feb. 1	Seth Boyden Ct. NJ 2-1	1,247	1,518	26.05	24.76
June 1	Baxter Terr. NJ 2-5	1,230	1,450	20.05*	20.06*
July 1	Pennington Ct. NJ 2-2	1,297	1,694	26.95	25.46
Sept. 1	Stephen Crane NJ 2-6	1,415	1,761	27.50	26.49
<u>1943</u>					
April 1	Seth Boyden NJ 2-1	1,676	2,030	32.22	30.96
May 1	Baxter Terr. NJ 2-5	1,673	1,984	31.37	31.15
June 1	Felix Fuld Ct. NJ 2-5	2,061	2,253	35.70	34.36
July 1	Pennington Ct. NJ 2-2	1,924	2,230	35.09	32.85
Oct. 1	Stephen Crane NJ 2-6	1,820	2,092	33.57	32.71
<u>1944</u>					
April 1	Seth Boyden Ct. NJ 2-1	2,016	To be	35.88	
April 1	Baxter Terr. NJ 2-5	2,105	Determined	35.79	
July 1	Pennington Ct. NJ 2-2	2,138	by	35.46	
Sept. 1	Felix Fuld Ct. NJ 2-5	2,258	1945	36.82	
Oct. 1	Stephen Crane NJ 2-6	2,050	exam	35.37	

* Rents based on apartment size and not on income.

HOUSING AUTHORITY OF THE CITY OF NEWARK

57 Sussex Avenue, Newark, N. J.

Rent Schedule For All Projects

Rent Grade	Monthly Rent Incl. Utilities	Annual Income Limits		
		2 Persons	3-4 Persons	5 Persons or More
A	\$19.00	Up to \$800	Up to \$900	Up to \$1,000
B	22.00	\$801-1,000	\$901-1,125	\$1,000-1,250
C	25.00	1,000-1,250	1,125-1,350	1,251-1,450
D	28.00	1,251-1,350	1,351-1,450	1,451-1,550
X	32.00	1,351-1,450	1,451-1,550	1,551-1,650
Admission Limits	See Below*	1,451-1,600	1,551-2,000	1,651-2,200

* Rents for families whose incomes at admission, or at the time of the annual re-examination for continued occupancy are above those in X grade are figured at \$32 plus \$1.00 for each \$50 by which the annual income exceeds the limits in X grade.

However, no rent shall exceed the ceiling rents set by the Housing Authority on July 1, 1942, and approved by the C. P. A.

These ceilings are:

For Baxter Terrace, Felix Puld Court and Pennington Court		For Seth Boyden Court, Stephen Crane Village and John Hyatt Court	
3-3 $\frac{1}{2}$ rooms	37		38
4-4 $\frac{1}{2}$ "	42		43
5-5 $\frac{1}{2}$ "	47		48
6 $\frac{1}{2}$ "	--		50